

PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		EPPING ST, ARLINGTON

OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	SALAS-WRIGHT CHRISTOPHER &			
Owner 2:	SALAS-WRIGHT VANESSA			
Owner 3:				
Street 1:	56 EPPING ST			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474		Type:	

PREVIOUS OWNER

Owner 1:	SMITH ROBERT JAMES -		
Owner 2:	SMITH ROBERT J JR & DIANE E -		
Street 1:	56 EPPING ST		
Twn/City:	ARLINGTON		
St/Prov:	MA	Cntry:	
Postal:	02474		

NARRATIVE DESCRIPTION

This parcel contains 7,308 Sq. Ft. of land mainly classified as One Family with a Raised Ranch Building built about 1962, having primarily Clapboard Exterior and 2550 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

[illegible]

Total AC/HA:	0.16777	Total SF/SM:	7308	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	447,467	Spl Credit	Total:	447,500
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	7308.000	308,100	7,300	447,500	762,900		59689
							GIS Ref
							GIS Ref
Total Card	0.168	308,100	7,300	447,500	762,900	Entered Lot Size	
Total Parcel	0.168	308,100	7,300	447,500	762,900	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		299.20	/Parcel: 299.2	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

PREVIOUS ASSESSMENT									Parcel ID	092.0-0004-0010.0	!7527!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date		
2020	101	FV	308,200	7300	7,308.	447,500	763,000	763,000	Year End Roll	12/18/2019	PRINT	
2019	101	FV	269,600	7700	7,308.	453,900	731,200	731,200	Year End Roll	1/3/2019	Date	Time
2018	101	FV	269,600	7700	7,308.	338,800	616,100	616,100	Year End Roll	12/20/2017	12/10/20	22:09:1
2017	101	FV	269,600	7700	7,308.	306,800	584,100	584,100	Year End Roll	1/3/2017	LAST REV	
2016	101	FV	262,000	7700	7,308.	294,100	563,800	563,800	Year End	1/4/2016	Date	Time
2015	101	FV	239,700	8000	7,308.	249,300	497,000	497,000	Year End Roll	12/11/2014		
2014	101	FV	239,700	8000	7,308.	236,500	484,200	484,200	Year End Roll	12/16/2013	01/09/17	08:49:4
2013	101	FV	239,700	8000	7,308.	225,000	472,700	472,700		12/13/2012	danam	

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
3/27/2009	Meas/Inspect	189	PATRIOT
3/25/2009	Measured	197	PATRIOT
10/26/2000	Hearing Chag	163	PATRIOT
6/26/2000	Inspected	263	PATRIOT
1/26/2000	Mailer Sent		
1/26/2000	Measured	263	PATRIOT
8/1/1991		PM	Peter M

Sign:
VERIFICATION OF VISIT NOT DATA
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